

Exhibit D

Address	Deed Date	Sale Price	# Units	Lot Size	PPU	PPU	P/Acre	P/Acre	Density/Acre
106-118 York St	3/29/2007	\$5,195,000	60	0.4	\$86,583	\$86,583	\$12,987,500	\$12,987,500	150
209-217 Newark St	7/19/2007	\$5,220,000	76	0.48	\$67,792	\$67,792	\$13,299,167	\$13,299,167	158
582 Garfield Ave	10/11/2007	\$2,750,000	106	1.68	\$25,943	\$25,943	\$1,636,905	\$1,636,905	63
60-66 Erie St	12/28/2007	\$5,275,000	18	0.33	\$293,056	\$293,056	\$15,984,848	\$15,984,848	55
556-258 Warren St	1/10/2008	\$5,900,000	51	0.17	\$115,686	\$115,686	\$34,705,882	\$34,705,882	300
321-323 Grant Ave	1/31/2008	\$2,000,000	27	0.24	\$44,444	\$44,444	\$5,000,000	\$5,000,000	113
568 Saint Pauls Ave	10/23/2009	\$1,790,000	66	0.3	\$27,121	\$27,121	\$5,366,667	\$5,366,667	220
837 Jersey Ave	4/11/2011	\$6,750,000	155	0.745	\$43,548	\$43,548	\$9,060,403	\$9,060,403	208
246 Johnston Ave	8/22/2011	\$12,000,000	575	6	\$20,870	\$20,870	\$2,000,000	\$2,000,000	96
Eighteenth St	9/10/2012	\$7,000,000	155	0.6904	\$45,161	\$45,161	\$6,419,663	\$6,419,663	142
Seventeenth St	4/12/2013	\$22,000,000	997	5.216	\$22,066	\$22,066	\$4,217,791	\$4,217,791	-
Totals		\$76,210,000	2,286	16.651					1695
Averages		\$6,928,182		1.51	\$33,338	\$33,338	\$4,576,792	\$4,576,792	137

Permanent Easement Area - Valuation Based On Units Lost

	# SF	# Units	Lot Size	PPU
Permanent #'s	18,177	\$7	0,417	\$1,908,522

Permanent #'s

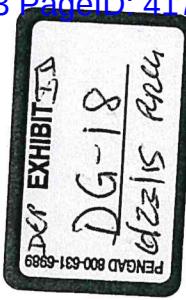
Temp Work Space (TWS) Rent Payment				# Months		
	Orig. TWS	Add'l TWS	Total SF TWS	Total	Walsh Ogden	HBC / CH
	7,914					
Mthly Rent	55,740	\$13,150	\$/SF/MO	\$1,311	18	
	63,656					
				\$1,496,692		\$497,795
					12	6
						\$498,897

卷之三

\$868,408

Initial Offer	\$ 2,110,100
Settlement Amount	\$ 3,500,000
Difference	\$ 1,389,900

Temporary Work Space (TWS) Easement Calculations for Van Leer Place



Allocation for additional permanent taking	\$ 255,000			
Net Difference	\$ 1,134,900			
50% Net Difference	\$ 567,450			
Legal Fee on 50% net difference	\$ 141,863			
		To Seller	To Buyer	
		\$998,294	\$498,398	
Original Temporary Taking Compensation	\$67,450	\$567,450		
50% Net Difference		\$613,408		
Original Permanent Taking				
Additional Permanent Taking				
			\$255,000	

Amount of Rent	\$2,125,000	# Months	17	\$125,000
Rent Per SF				\$30
Compare Van Leer to Walsh / Ogden TWS				
Area of TWS (SF)				63,656
Amount of Rent				\$1,931,402